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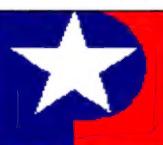
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Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
809,800 / 809,800
809,800 / 809,800
809,800 / 809,800
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		OTTAWA RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: COKOL MUSTAFA	
Owner 2: GUVENEK-COKOL PERIHAN ESRA	
Owner 3:	

Street 1: 3 OTTAWA RD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: BREDECHE JEAN & SINGH SABRINA -
Owner 2: -

Street 1: 3 OTTAWA RD
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

NARRATIVE DESCRIPTION
This parcel contains .106 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1680 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
101 One Family 4621 Sq. Ft. Site 0 80. 1.21 9

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4621.000	359,200	3,700	446,900	809,800		94230
							GIS Ref
							GIS Ref
							Insp Date
							02/19/18

Total Card	0.106	359,200	3,700	446,900	809,800	Entered Lot Size
Total Parcel	0.106	359,200	3,700	446,900	809,800	Total Land:

Source: Market Adj Cost	Total Value per SQ unit /Card: 482.02	/Parcel: 482.02	Land Unit Type:
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PREVIOUS ASSESSMENT								Parcel ID	144.0-0006-0001.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	359,200	3700	4,621.	446,900	809,800		Year end	12/23/2021
2021	101	FV	348,800	3700	4,621.	446,900	799,400		Year End Roll	12/10/2020
2020	101	FV	348,900	3700	4,621.	446,900	799,500		Year End Roll	12/18/2019
2019	101	FV	332,300	3700	4,621.	419,000	755,000		Year End Roll	1/3/2019
2018	101	FV	331,900	3700	4,621.	346,400	682,000		Year End Roll	12/20/2017
2017	101	FV	331,900	3700	4,621.	318,400	654,000		Year End Roll	1/3/2017
2016	101	FV	331,900	3700	4,621.	290,500	626,100		Year End	1/4/2016
2015	101	FV	318,800	3700	4,621.	284,900	607,400		Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT	PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
BREDECHE JEAN &	70845-149		4/9/2018		785,000	No	No				
JOHNSON PAUL D/	62875-314		11/1/2013	Chgd>Assmt<	675,000	No	No				
JOHNSON PAUL D,	61687-150		4/29/2013	Convenience		1	No	No			
MACDONALD KARLA	55986-513		12/6/2010	Convenience		1	No	No			
MACDONALD KARLA	52502-399		4/1/2009	Family		1	No	No			
MACDONALD KARLA	52502-383		4/1/2009	Family		1	No	No			
MACDONALD KARLA	51746-164		10/1/2008	Family		10	No	No			
SULLIVAN JOYCE	30559-71		8/18/1999		319,900	No	No				

BUILDING PERMITS	ACTIVITY INFORMATION									
Date Number Descrip	Result									
6/6/2019 838 Heat App	By Name									
1/11/2019 51 Insulate	HS Hanne S									
	197 PATRIOT									
	6/19/2000 MLS									
	5/20/2000 Meas/Inspect									
	263 PATRIOT									
	12/1/1999 Mailer Sent									
	11/17/1999 Measured									
	256 PATRIOT									
	1/1/1982 CS									

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type:	6 - Colonial			Full Bath:	1	Rating:	Good	SCUTTLE HOLE. OF-SINK IN BMT. WOOD STOVE IN BMT..																		
Sty Ht:	2 - 2 Story			A Bath:		Rating:																				
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																				
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																				
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Good																			
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																				
Sec Wall:		%		OthrFix:	1	Rating:	Average																			
Roof Struct:	2 - Hip			OTHER FEATURES																						
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good																			
Color:	BLUE			A Kits:		Rating:																				
View / Desir:				Frl:	1	Rating:	Average																			
GENERAL INFORMATION				WSFlue:	1	Rating:	Average																			
Grade:	C+ - Average (+)			COND INFORMATION																						
Year Blt:	1928	Eff Yr Blt:		Location:																						
Alt LUC:		Alt %:		Total Units:																						
Jurisdict:	G15	Fact:	.	Floor:																						
Const Mod:				% Own:																						
Lump Sum Adj:				Name:																						
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN														
Avg Ht/FL:	STD			Phys Cond:	GD - Good		18. %	No Unit	RMS	BRS	FL															
Prim Int Wal	2 - Plaster			Functional:			%	1	6	3	M															
Sec Int Wall:		%		Economic:			%																			
Partition:	T - Typical			Special:			%																			
Prim Floors:	3 - Hardwood			Override:			%																			
Sec Floors:		%		Total:		18.6	%	Totals																		
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL										
Subfloor:				Basic \$ / SQ:	130.00			Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
Bsmnt Gar:				Size Adj.:	1.35000002								BMT	Basement	672	83.380	56,032	BMT	100	GFB	50	G				
Electric:	3 - Typical			Const Adj.:	0.98980200								FFL	First Floor	672	173.710	116,733									
Insulation:	2 - Typical			Adj \$ / SQ:	173.710								SFL	Second Floor	672	173.710	116,733									
Int vs Ext:	S			Other Features:	90500								PAT	Patio	240	3.770	906									
Heat Fuel:	2 - Gas			Grade Factor:	1.10								UAT	Upper Attic	168	69.480	11,673									
Heat Type:	5 - Steam			NBHD Inf:	1.00000000								OPF	Open Porch	150	27.220	4,083									
# Heat Sys:	1			NBHD Mod:									EPP	Enclos Porch	66	67.780	4,473									
% Heated:	100	% AC:		LUC Factor:	1.00																					
Solar HW:	NO	Central Vac:	NO	Adj Total:	441247																					
% Com Wal		% Sprinkled		Depreciation:	82072																					
				Deprecated Total:	359175																					
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:														
SPEC FEATURES/YARD ITEMS				PARCEL ID 144.0-0006-0001.0												IMAGE										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value									
3	Garage	D	Y		112X20	A	AV	1928	25.42	T	40	101			3,700		3,700									
More: N				Total Yard Items:				3,700	Total Special Features:								Total:	3,700	AssessPro Patriot Properties, Inc							